



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
January 28, 2010**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am **FLAG SALUTE**

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Mickey Gray, Jeffrey Moss, Larry Severson and Ken Denio

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am **EXTENSION OF TIME – CONDITIONAL USE PERMIT(PCPB 20060496)**

**NORTHSTAR-AT-TAHOE S SKI POD
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Trimont Land Company on behalf of CNL Income Northstar, LLC for approval of an Extension of Time for a Conditional Use Permit to construct a high-speed lift with detachable quad, a new ski trail, and snow making alignments to the “Backside” terrain at the Northstar-at-Tahoe Ski Resort. The Planning Commission must also determine that no further environmental review be required based on the previously adopted Mitigated Negative Declaration.

Project Location: The project is located on the backside of the Northstar-at-Tahoe Ski Area in the Martis Valley area.

APN: 080-260-013

Zoning: FOR-B-X-160 ac. min. (Forestry, combining minimum Building Site of 160 acres)

Total Acreage: Approximately 616.9 acres

Community Plan Area: Martis Valley Community Plan

MAC Area: None

Owner: CNL Income Northstar, LLC

Applicant: Trimont Land Company, Attn: Jerusha Hall, 11025 Pioneer Drive, Suite 100, Truckee CA 96161 (530) 559-2136

County Staff:

Planning - Steve Buelna (530) 581-6285

Engineering & Surveying – Rebecca Taber (530) 745-3110

Environmental Health - Jill Kearney (530) 745-2300

2) 10:10 am

**SUBDIVISION MODIFICATION (PSM 20090380)
DOUGHERTY CABIN ADDITION
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from William and Joan Dougherty for approval of a Subdivision Modification to allow for a 28-foot front setback where a 40-foot front setback is required in order to permit construction of a 462 square foot bedroom, bathroom and closet addition to an existing 1,235 square foot single-family residence. Of the 462 square foot addition, approximately 183 square feet is proposed within the 40-foot setback. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 (A) – New construction or conversion of small structures – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).

Project Location: The project is located at 758 Chapel Lane in Tahoe City.

APN: 094-251-005

Total Acreage: .34 acres

Zoning: Plan Area Statement 171-Tavern Heights Residential

Community Plan Area: Placer County General Plan

MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: William and Joan Dougherty

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

3) 10:20 am

**TENTATIVE SUBDIVISION MAP/CONDITIONAL USE
PERMIT/VARIANCE (PSUB 20090417)
ATWOOD 80
FINAL ENVIRONMENTAL IMPACT REPORT (PEIR 20040246)
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Andregg Geomatics on behalf of Atwood Ranch LLC, for a 65-lot Planned Residential Development on a ±79.4-acre parcel on Atwood Road, west of the DeWitt Center, in the North Auburn area. The custom lot sizes range from ±25,100 to ±55,700 square feet in area. The primary access to the site will be on Atwood Road, approximately 0.75 miles west of Richardson Drive; a secondary emergency access will be constructed northwest of the site to Joeger Road. The development includes the creation of five Open Space Lots totaling approximately 25 acres: two lots along the Atwood Road frontage to provide a landscape buffer; two lots along Deadman's Ravine to protect and preserve the wildlife, riparian and stream corridor; and a ±13-acre lot in the northeast portion of the site to preserve and protect site oak woodlands. Site improvements include the construction of site roadways and the installation of utilities, including an onsite sewer system, an offsite lift station and a sewer connection to Bell Road. The Planning Commission will also consider a Variance to reduce the front setback requirement of 30 feet from edge of easement to 7 feet to allow for the sewer lift station and the certification of the Final Environmental Impact Report (FEIR) for the project.

Project Location: The project is located on the northside of Atwood Road, .5 miles west of the Dewitt Center, in the Auburn area.

APN: 051-070-009

Total Acreage: 76.81 acres

Zoning: RS-AG-B-40 PD=1 (Residential Single-Family, combining minimum Agriculture, combining Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: Andregg Geometrics

Owner: Atwood Ranch LLC

County Staff:

Planning: Mike Wells (530) 745-3024

Engineering and Surveying: Rick Eiri (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

4) 11:00 am

**CONDITIONAL USE PERMIT (PCPA 20090391)
HIDDEN FALLS REGIONAL PARK
FINAL ENVIRONMENTAL IMPACT REPORT(PEIR - T20070444)
SUPERVISORIAL DISTRICT 2 (WEYGANDT)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

**(THIS ITEM WAS CONTINUED FROM THE JANUARY 14, 2010
PLANNING COMMISSION HEARING)**

Consider a request from Placer County Facility Services for approval of a Conditional Use Permit to add approximately 979 acres to the existing 221 acre Hidden Falls Regional Park and construct improvements that include an access and parking area off Garden Bar Road, road improvements along Garden Bar Road, an expansion of the existing parking lot, construction of a multi-use trail system, and implementation of other passive recreational facilities that would be located within the park. The

Planning Commission will also consider certification of the Final Environmental Impact Report prepared for the project.

Project Location: The project area is located along portions of Coon and Deadman Creeks south of the Bear River and Big Hill Road, north of Mt. Vernon and Mt. Pleasant Roads, east of Garden Bar Road and west of Bell and Hubbard Roads between North Auburn and the City of Lincoln.

APNs: 026-072-045, 026-072-047, 026-072-049-510, 026-072-050-510, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-076, 026-080-065, 026-080-066, 026-080-067, 026-080-068, 026-080-069, 026-080-070, 026-080-071, 026-080-072, 026-080-091

Total Acreage: 1,200 acres

Zoning: O (Open Space), F-B-X-50 acre minimum (Farm combining a minimum Building Site of 50 acres)

Community Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC and North Auburn MAC

Owner/Applicant: Placer County Facility Services, Parks Division

County Staff:

Parks: Andy Fisher (530) 886-4901

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

5) 1:00 pm

ZONING TEXT AMENDMENT (ZTA 20090393)

MEDICAL MARIJUANA COLLECTIVES, COOPERATIVES OR DISPENSARIES

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Department to amend Chapter 17, Article 17.04, Section 17.04.030 and Article 17.06, Section 17.06.050 to the Placer County Code. The proposed amendments will define and disallow medical marijuana collectives, cooperatives or dispensaries to operate in the County. In addition, the proposed amendments will clarify that the production and composting of cannabis is not included in the definition of “Crop Production” or “Agricultural processing” within the existing County Code. Under the California Environmental Quality Act (CEQA) guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review (CEQA Section 15282; Placer County Environmental Review Ordinance Section 18.36.010)(B)(3).

County Staff:

Planning: Jennifer Dzakowic (530) 745-3008